

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Finance Director

ORDINANCE 22-61

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE CITY OF HOMER WATER AND SEWER RATES AND
UPDATING THE CITY FEE SCHEDULE ACCORDINGLY.

WHEREAS, Water and sewer utility services shall be reviewed annually shall take effect
as of January 1, 2021; and

WHEREAS, Based on a the water sewer rate model prepared by the Water Sewer Rate
Task Force and adopted by the Homer City Council in Resolution 13-048(S-2)(A-3) adjustments
to the rates are recommended and warranted to reflect the true cost of water and sewer
services.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The City Council of Homer, Alaska hereby amends the City Fee Schedule
under water and sewer fees as follows:

SEWER

**Customer Classification Definitions for Determining Sewer Connection and Extension
Permit Fees**

Single Family Residential: A unit providing housing for one household; with less than 25% of the
building area used for business or commercial purposes.

Multi-Family Residential: A building or lot occupied by more than one household: contained within one
building or several buildings within one complex. Examples of multi-family units includes duplexes,
four-plexes and up, apartments, condominiums, co-housing projects, and multiple structures on one
lot (where units are normally rented or occupied for longer than one month at a time). Examples of
units not considered as multi-family include hotels, motels, B&B's seasonal rooms/cabins (where units
are routinely rented or occupied for less than one month at a time.)

Commercial: Any user not defined as Residential.

Sewer Connection Permit Fee	
Single Family	\$255.00*
Multi-Family/Commercial	\$330.00*
*All other fees for delayed or deferred services, in lieu of assessments and necessary right-of-way permits, shall be in addition to the permit fee. A property owner installing a sewer connection	

which qualifies for a deferred assessment payment or makes a payment in lieu of assessment shall pay the assessment prior to issuance of the connection permit.

Customer Classification Definitions for Determining Sewer Rates

Lift Station Zone Customer: There are eleven sewage lift/pump stations that are used for pumping wastewater or sewage from areas with lower elevation than the treatment plant. Customers who are located in these areas shall be charged additional fees for the cost added to the services (see Table I and II).

Non-Lift Station Zone Customer: Customers who are located in the zone that do not need lift/pump station services.

Sewer System Dischargers (Sewer ONLY customers): Customers who use sewer service only shall be charged a monthly fee of \$5 plus sewer usage fee based on assessed volume of 3,000 gallons per month multiplied by the applicable sewage rate (see Table II). Kachemak City Local Improvement District (LID) members have contributed to the initial cost of the sewer treatment plant and the collection system. For Kachemak City LID dischargers connected within the LID, the City of Homer shall bill Kachemak City in one single bill at the Lift-Station Zone Rate of ~~\$79.65~~ **\$85.20** (~~\$72.90~~ **\$79.20** + ~~\$6.75~~ **\$6.00**) per month per customer. Kachemak City shall be billed a \$5 monthly service charge to cover all Kachemak City sewer customers and shall be responsible for payment to the City of Homer.

Sewer Rate Schedule

All sewer utility services shall be billed according to the following schedule (Table I, II). This schedule is for monthly sewer services and is in addition to any charges for connecting or disconnecting the service, installation of the service, or any assessment of the improvements.

Sewer Rates

Table I

Customer Classification	Monthly Service	Usage Charge/Gallon
Lift-Station Customer		\$0.0243 \$0.0264
Non-Lift-Station Customer		\$0.0143 \$0.0151
Multi-units (additional per unit)	\$5.00	N/A

Sewer ONLY Customers Rates

Table II

	Fees/Rate/Usage	Per Customer Per Month
Lift-Station Customer	\$0.0243/Gal \$0.0264/Gal	\$72.90 \$79.20
Non-Lift-Station Customer	\$0.0143/Gal \$0.0151/Gal	\$42.90 \$45.30
Monthly Service	\$5.00/customer/mo.	\$5.00 (Kachemak City customers will be exempt from \$5 monthly service fee. Kachemak City will be billed a \$5 monthly service fee to

		cover all Kachemak City sewer customers.)
Pumping Fee (If Applicable)	\$6.75/customer/mo. <u>\$6.00/customer/mo</u>	\$6.75 <u>\$6.00</u>
Assumption: Avg. Sewer Usage	3,000 Gal/Mo.	

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58 Domestic sewer service customers who use large quantities of City water in addition to their domestic
59 use shall be allowed, with the Public Works Director's approval, to install an additional water meter on
60 the domestic water use line for the purpose of metering and charging for domestic sewer system use.
61 Sewer system use will be billed monthly.

62 The City will allow, upon approval by Public Works and a permit from the Public Works Department, a
63 second water usage meter – called a seasonal sewer meter – for each customer that desires to measure
64 the flow of City water that is not discharged to the sewer system during the summer growing season,
65 June 15 through September 15. Rates noted above do not apply.

66 Seasonal Sewer Meter Fee is \$251.75.

67 This second meter will be read monthly during the summer and sewer charges will be credited
68 monthly. The meter may not be subject to read during the fall and winter months. Any charges
69 accrued during that period will be reflected the first billing cycle the meter is read.

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71 WATER

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73 A 4.85% of total charges charged to every customer outside of city limits in lieu of city sales tax will be
74 applied to those water accounts outside city limits.

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76 Customer Classification Definitions for Determining Water Connection and Extension 77 Permit Fees

78 Single Family Residential: A unit providing housing for one household; with less than 25% of the
79 building area used for business or commercial purposes.

80 Multi-Family Residential: A building or lot occupied by more than one household: contained within one
81 building or several building within one complex. Examples of multi-family units includes duplexes, four-
82 plexes and up, apartments, condominiums, co-housing projects, and multiple structures on one lot
83 (where units are normally rented or occupied for longer than one month at a time). Examples of units
84 not considered as multi-family include hotels, motels, B&B's seasonal rooms/cabins (where units are
85 routinely rented or occupied for less than one month at a time.)

86 Commercial: Any user not defined as Residential.

Water Connection Fee	
Single Family	\$300.00*
Multi-Family/Commercial	\$375.00*

*All other fees for delayed or deferred services, in lieu of assessments and necessary right-of-way permits, shall be in addition to the permit fee. A property owner installing a water connection which qualifies for a deferred assessment payment or makes a payment in lieu of assessment shall pay the assessment prior to issuance of the connection permit.

Customer Classification Definitions for Determining Water Rates

Bulk Water Customers: The bulk water customers are the resellers of water or water users who purchase water from the water plant directly and are not in the metered water distribution system.

Non-Bulk Customers: All customers who receive water from the metered water distribution system.

Multi-Units: An additional \$5 monthly charge shall apply to each of the units of a building or lot occupied by more than one household or commercial entity contained within one building or several buildings within one complex. Examples of multi-family units include duplexes, four-plexes and up, apartments, condominiums, co-housing projects, and multiple structures on one lot (where units are normally rented or occupied for longer than one month at a time). Examples of units not considered as multi-family include hotels, motels, and B&B's seasonal rooms/cabins (where units are routinely rented or occupied for less than one month at a time.)

This fee applies to all multi-unit structures defined in the sewer section of this for apartments, rental units or multi-unit buildings where each unit would have one or more restrooms and are intended to be rented on a monthly basis where there is only one meter installed, excluding a rental building restroom used for shared or public use.

Water Rate Schedule

All water utility services shall be billed according to the following schedule. This schedule is for monthly water service and is in addition to any charges for connecting or disconnecting the service, installation of the service or any assessment of the improvements.

Water Rates

Table III

Customer Classification	Monthly Service	Usage Charge/Gallon
Lift-Station Customer	\$14.00 \$0.00	\$0.0107 \$0.0141
Non-Lift-Station Customer	\$14.00 \$0.00	\$0.0107 \$0.0141
Multi-units (additional per unit)	\$5.00	
Bulk Water	\$14.00 \$0.00	\$0.0147 \$0.0181

Meter Size Deposits

\$750 meter deposit shall apply to metered fire hydrant connections. The deposit will be returned when the meter is returned undamaged. This deposit may be waived upon the recommendation of the Public Works Superintendent.

If a bulk water customer purchases a meter from the City for measuring the quantity of water purchased, it shall be exempt from the monthly meter service charge. It is the responsibility of the bulk water customer to maintain that meter so the City can accurately determine the amount of water being

purchased. In the event the meter fails, it is the bulk water customer's responsibility, at its expense, to repair it or purchase a replacement meter from the City. The City may at any time test the meter for accuracy.

Size (inches)	Residential Users	Non-residential Users
5/8	\$75.00	\$220.00
3/4	\$80.00	\$230.00
1	\$90.00	\$250.00
1-1/2	\$115.00	\$310.00
2	\$150.00	\$370.00
3	\$220.00	\$525.00
4	\$310.00	\$730.00
6	\$520.00	\$1,225.00

Section 2. This ordinance is a budget ordinance only, it is not permanent in nature and shall not be codified.

ENACTED BY THE HOMER CITY COUNCIL this ____ day of ____, 2022.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSENT:

ABSTAIN:

First Reading:

Public Hearing:

Second Reading:

Effective Date: